LOT 72
HICKORY VILLAGE #1 PB 6/369

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2026

42-2N-27-435H-0072-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

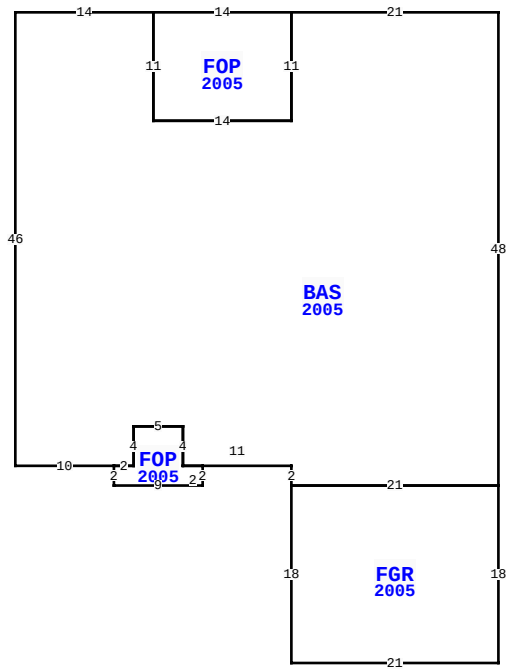
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4047.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,122	100	2005	2,122	230,355
FGR	378	55	2005	208	22,579
FOP	38	30	2005	11	1,194
FOP	154	30	2005	46	4,994
TOTALS	2,692			2,387	259,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,387	114.4248	120.15	286,798	2005	2005	0	0	0	9.65	90.35

1 SINGLE FAM 0% - 2023 Heated Area: 2122 HX Base Yr



86036 SAND HICKORY TRL, YULEE

BLD DATE	03/14/2023 NW	LGL DATE	
XF DATE		LAND DATE	03/27/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	259,122
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	319,122
SOH/AGL Deduction	0
ASSESSED VALUE	319,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,122
TOTAL JUST VALUE	319,122
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514132	ELEC OTHER	2,000	02/01/2005
M0509196	MECH OTHER	0	02/01/2005
P0508868	OTHER	0	02/01/2005
B0414104	NEW CONSTR	187,350	11/01/2004
R046901	REPAIR/RRF	1,500	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/0465	10/28/2022	WD	Q	I	01	330,000
GRANTOR: STALFORD AARON & MEGH						
GRANTEE: YAMASA CO LTD						
1954/0667	12/18/2014	SW	Q	I	01	178,000
GRANTOR: FANNIE MAE						
GRANTEE: STALFORD AARON & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W21 FOP=[YR=2005] W14 S11 E14 N11$ S11 W14 N11 W14 S46 E10 FOP=[YR=2005] S2 E9 N2 W2 N4 W5 S4 W2$ E2 N4 E5 S4 E11 S2 FGR=[YR=2005] S18 E21 N18 W21$ E21 N48$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/09/2026 BY SYS